

# Meeting Minutes 1/5/23

**THE FAYETTE COUNTY PLANNING COMMISSION** met on January 5<sup>th</sup>, 2023 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Arnold Martin, Chairman  
Brian Haren, Vice-Chairman  
John H. Culbreth  
Jim Oliver

**MEMBERS ABSENT:** Danny England

**STAFF PRESENT:** Deborah Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Chelsie Boynton, Planning and Zoning Coordinator

## **NEW BUSINESS**

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.

*Brian Haren made a motion to approve the agenda for the January 5<sup>th</sup>, 2023, meeting. John Culbreth Sr. seconded the motion. The motion passed 4-0. Danny England was absent.*

4. Consideration of the Minutes of the meeting held on November 3, 2022.

*John Culbreth Sr. made a motion to approve the minutes of the meeting held on November 3, 2022. Jim Oliver seconded the motion. The motion passed 4-0. Danny England was absent.*

5. Consideration of a Minor Final Plat of County Line Estates South.

Chairman Martin asked if there were any questions or comments about the Minor Final Plat of County Line Estates South. There were none.

*Brian Haren made a motion to approve the Minor Final Plat of County Line Estates South. John Culbreth Sr. seconded the motion. The motion passed 4-0. Danny England was absent.*

6. Discuss amendments to architectural standards.

Debbie Bell stated that the Planning and Zoning Department receive a lot of applications for residential accessory structures. She explained that residential accessory structures have a requirement of having horizontal siding. She continued this is so they will have a residential appearance in a residential district. She stated there are a lot of people in the rural areas who want to do a more traditional metal structures. She referenced a handout and stated how these metal structures have vertical siding. She continued that she has a few options the Planning Commission could consider on how to allow vertical siding in some situations. She stated the architectural standards don't apply to farm outbuildings.

Chairman Martin stated in his line of work, he's seen people requesting loan approvals for barns they are converting to condo barns. He asked how would the standards apply to something similar, where the outside seems agriculture or like a barn but the inside is residential.

Debbie Bell stated she has also heard them called barndominiums and that they would not apply because they are residential structures. She stated in Spalding County they have some requirements barndominiums have to meet and Fayette County could create requirements as well. She referenced the handout and stated there were pictures of permitted barns currently in Fayette County with the vertical siding. She stated adding a few simple architectural elements, such as requiring a gabled roof, could go a long way with helping it fit in a little better.

Jim Oliver asked if there had been complaints?

Debbie Bell stated Planning and Zoning gets a lot of requests for variances from people wanting to build these structures with vertical siding. She added it's not something that's eligible for a variance from the terms of being a hardship related to the parcel.

Jim Oliver stated he has a hard time telling people they must make the structures look a certain way. He suggested having a list to pick and choose from instead of requiring a gabled roof could be a better solution. He stated he didn't want to step on people's toes or their rights. He continued people are happy with what they've chosen for their home and the County is telling them they must have horizontal or must have gabled.

Debbie Bell stated she did not know what the best answer is but someone was very insistent about wanting vertical siding and went to Chairman Hearn and Chairman Hearn asked why it was in the ordinance. She continued there is an option to remove the horizontal pattern requirement entirely but that would mean a structure could be built that looked very industrial.

Jim Oliver asked what the problem would be if that were to happen?

Debbie Bell stated that Deborah Sims, Zoning Administrator, did some research and found that when the ordinance was revised and made that way, there were some people who felt like industrial buildings were not a good fit.

Chairman Martin stated most of these are on larger acre lots. He added if he was on five (5) acres he would not be able to tell what his neighbor has. He continued they are normally toward the rear of the property. He stated it was interesting that there are so many complaints and that's usually the reason people move to places like that so they can have the freedom to build what they want. He stated he is in favor of removing any type of siding they would have.

John Culbreth Sr asked if Debbie Bell said she had a lot of variances going before the Zoning Board of Appeals.

Debbie Bell stated they get a lot of people who apply for a building permit. She stated they look at the plans and the renderings. She added they had someone who applied for a variance and it was not approved.

Chairman Martin asked what was the variance request?

Debbie Bell stated it was for a building with a two (2) bay door structure with vertical siding. She stated it was not approved. She added from the standards they must use to assess; it doesn't meet the criteria for approval. She stated that staff recommendation was denial, but it is based on the ordinance standard.

John Culbreth Sr. asked if it is taken out of the ordinance, that means that someone could have horizontal or vertical without any questions?

Debbie Bell stated yes.

Deborah Sims stated the way the ordinance reads, board and batten would be a problem even though the architectural style matches his house.

John Culbreth Sr. asked if someone is building a subdivision and wanted to apply vertical siding could they?

Debbie Bell stated for the houses, yes.

Jim Oliver stated he just has a problem with the government dictating people.

Chairman Martin stated they have consensus to remove any type of dictation of direction, vertical or horizontal. He asked where does it stand for the roofs?

Debbie Bell stated there is not any specific requirement related to the roofs now. She added she was just trying to offer some options. She continued they can simply remove the requirement for horizontal siding in the way the ordinance reads.

Chairman Martin asked if removing the wording that would allow the citizen to do what they want?

Debbie Bell stated yes. It reads All residential accessory structures of 200 square feet or greater, except a detached garage located in the front yard, shall be constructed in a residential character consisting of a facade of fiber-cement siding, wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, stucco, or synthetic stucco, or finished/baked enamel aluminum/metal siding which establishes a horizontal pattern. She stated the section can be removed if they are not concerned about having the residential façade.

Chairman Martin stated of the many conversations they've had about accessory structures he doesn't recall them having a restrictions on style only the square footage.

Debbie Bell stated there is a limit of 700 heated square feet for guesthouses and for accessory structures; garages, sheds, barns, parcels that are less than five (5) acres are permitted two (2) buildings with a footprint total of 1800 square feet. If the parcel is larger than five (5) acres, they are permitted three (3) structures that total footprint of 3600 square feet.

Chairman Martin stated he would be more concerned in a subdivision and it being more uniform than it being somewhere that is agriculture. He stated he is in favor to remove it all.

Debbie Bell stated the second part of this discussion is referring to the Transportation Overlay District. She stated the 'residential character' was removed from Highway 54 West Overlay Zone but not from the balance of Highway 54. It is still found in the General State Route Overlay Zone. She stated they may want to make the language the same.

Jim Oliver stated he agrees. He stated at the time it was written, Highway 54 wasn't much developed. He continued it is more developed now and it's not residential.

Chairman Martin agreed. He asked what would be changed or removed.

Debbie Bell stated under General State Route Overlay Zone, the section under Architectural Standards it reads: Structures shall maintain a residential character. All buildings shall be constructed in a residential character of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco) and/or finished baked enamel metal siding which established a horizontal pattern. She stated they could remove that in a 'residential character' requirement it would affect buildings fronting Highway 54 East , Highway 85 North and South. Highway 74 has a separate section they will discuss in a moment.

Chairman Martin asked if they remove the wording 'residential character' will it remove everything along with that as it relates?

Debbie Bell stated you could leave the exterior materials and just remove 'residential character'.

Jim Oliver asked about the horizontal.

Debbie Bell stated that could be removed also. She added if there are no specific standards, someone could build a metal butler building with no finish or no addons.

Jim Oliver stated he looks at the commercial district differently than a single family residential. He stated he's in favor of removing the residential character, horizontal, and leaving the other items there.

Chairman Martin stated he agrees to still have some requirements in appearance and not just allowing it to be just a box.

Debbie Bell stated it could still be a box if you leave the finish baked enamel and leave it open to be vertical.

Jim Oliver asked if they should have residents choose two of the following and list options.

Debbie Bell stated they could do that or leave 'horizontal' in and remove 'residential character.' She stated that was what was done on the 54 West overlay.

Jim Oliver stated they should be consistent.

Chairman Martin agreed they should all be consistent.

Debbie Bell displayed the ordinance and referenced the wording for the Highway 54 West Overlay: All buildings shall be constructed in fiber-cement siding (i.e., Hardiplank), wood siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco) and/or metal siding which establishes a horizontal pattern. She stated only 'residential character' was removed.

Chairman Martin stated he's in favor of using the same wording.

Debbie Bell stated there is also a section that has architectural option. This allows for developers to explore different options.

Jim Oliver stated this is excluding the vertical pattern. He asked if this has been an issue?

Debbie Bell stated she hasn't had any issues.

Jim Oliver stated they are once again saying there must have the horizontal pattern. If the commercial developers haven't had a problem then he's okay with it. He stated he understands and as a developer he understands it's different than a personal home.

Debbie Bell stated Highway 74 North has two different requirements. She stated there aren't many parcels out there.

Brian Haren asked how many parcels are left out there?

Debbie Bell stated not a lot and referenced the handout. She stated there are two (2) large parcels on the west side and smaller parcels on the east side. She stated there is a different standard for the west side versus the east side. She continued she thinks it was the idea that previous staff and commissioners were trying to deal with the smaller parcels and thinking they would be developed individually.

Jim Oliver stated he thinks the issue was that Tyrone ran sewer up the east side. He stated they were concerned if developers tapped into it, the development would explode. He stated he doesn't think Fayette County has tapped into that because that sewer is running into Fulton County.

Debbie Bell stated she was not aware of that. She added if they want to be consistent, they could remove the words 'residential character.'

The Commissioners were in favor of making it consistent.

Debbie Bell stated she'd present the recommendations to the Board of Commissioners.

*The Planning Commission took no official action on this item. Commissioners were in favor of removing the requirement for architectural standards for residential accessory structures in Sec. 110-79. Commissioners were in favor of removing "residential character" from Sec. 110-173 in the Fayette County Zoning Ordinance.*

## **PUBLIC HEARING**

*No Public Hearings.*

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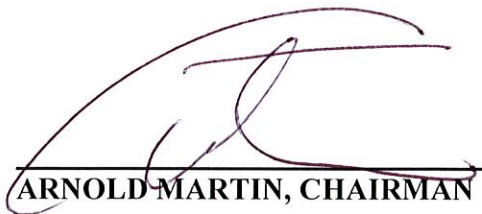
*John Culbreth Sr. made a motion to adjourn. Brian Haren seconded. The motion passed 4-0. Danny England was absent.*

The meeting adjourned at 7:37pm.

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PLANNING COMMISSION  
OF  
FAYETTE COUNTY

Page 7  
January 5<sup>th</sup>, 2023  
PC Meeting



ARNOLD MARTIN, CHAIRMAN

ATTEST:



CHELSIE BOYNTON  
PLANNING COMMISSION SECRETARY

